

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: SEPTEMBER 5, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VARIANCE

VAR-21993 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: CS4015, LLC - Request for a Variance TO ALLOW 123 PARKING SPACES WHERE 134 SPACES ARE REQUIRED FOR A PROPOSED 16,663 COMMERCIAL SHOPPING CENTER on 2.0 acres at the southwest corner of Lone Mountain Road and Cliff Shadows Parkway (APNs 137-01-101-023 and 024), P-D (Planned Development) Zone, Ward 4 (Brown). The Planning Commission (7-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

17

City Council Meeting

7

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest postcards
6. Submitted after final agenda – Revised plans for Items 119-121
7. Backup referenced from the 06-28-07 Planning Commission Meeting Item 40

Motion made by LARRY BROWN to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON; (Against-None); (Abstain-None); (Did Not Vote-STEVEN D. ROSS); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 119-121.

MARK MARTINO, 7625 Industrial Road, explained the applicant wants to add a retail component to the project. The two-acre site is surrounded to the west by residential. They have been working with staff to address concerns raised by the Planning Commission with regards to

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parking, trash enclosure locations and refueling drop off for the convenience store. The parking ratio is now six percent instead of nine percent. The applicant has agreed to heavily landscape the south side.

COUNCILMAN BROWN stated that a neighborhood meeting was held to discuss the proposed project. He verified with MARGO WHEELER, Director of Planning and Development Department, that what MR. MARTINO referred to are revised plans depicting trash enclosures locations and radius of tanker trucks, as well as the reduction of the building's height.

COUNCILMAN BROWN asked what is being done on the east side of the parcel to mitigate evening parking with lights shining into Cliffs Shadow. MS. WHEELER replied that a condition could be added requiring either a berm or pony wall on the east side of the parking area. MR. MARTINO was amenable to such a condition.

COUNCILMAN BROWN added that many new residents were unaware that this infill piece was entitled commercial. Major concerns were addressed at the neighborhood meeting, especially waiving the trees on the western portion of the site in lieu of a double row of trees on the south side of the property. MS. WHEELER added that the number of trees has been changed from 47 to 59.

MS. WHEELER read changes to Conditions 3 and 7 and added two conditions to address the amount of trees and a requirement for a berm or pony wall along the east side of the parking areas, to be reflected on Item 121. MR. MARTINO accepted the amendments and added conditions.

MAYOR GOODMAN declared the Public Hearing closed for Items 119-121.